

**HISTORICAL AND  
ARCHITECTURAL ASSESSMENT  
OF THE  
ADAM BEATY FARMHOUSE  
(TM 5085)**

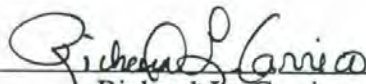
**Prepared for:**

D.K. Wind, Inc.  
5360 Jackson Drive, Suite 220  
La Mesa, California  
91942-3040

**Prepared by:**

Richard L. Carrico  
Stephen R. Van Wormer

**Submitted by:**



Richard L. Carrico  
Principal Investigator

Brian F. Mooney Associates  
9903-B Businesspark Avenue  
San Diego, California 92131

August 13, 1996

---

## TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
I. INTRODUCTION . . . . .	1
II. HISTORICAL BACKGROUND . . . . .	1
III. ARCHITECTURAL DESCRIPTION . . . . .	7
A. General Statement . . . . .	7
B. Exterior Description . . . . .	12
C. Interior Description . . . . .	14
IV. OUTBUILDINGS AND ARCHAEOLOGICAL POTENTIAL . . . . .	18
V. SIGNIFICANCE ASSESSMENT . . . . .	18
A. Introduction . . . . .	18
B. Historical Significance . . . . .	18
C. Architectural Significance . . . . .	21
VI. IMPACTS . . . . .	22
VII. MITIGATION RECOMMENDATION . . . . .	22
A. Historical/Architectural . . . . .	22
B. Archaeological . . . . .	23
VIII. REFERENCES CITED . . . . .	25
ATTACHMENTS	
1. Cultural Resource Survey Form	
2. Preliminary Cost Estimate Provided by ECM Associates, Inc.	
3. Correspondence with the Alpine Historical Society and Alpine Planning Group	

---

## LIST OF FIGURES

<u>Number</u>	<u>Title</u>	<u>Page</u>
1	Regional Location Map . . . . .	2
2	Vicinity Map . . . . .	3
3	Views of The Adam Beaty House: a. Front (West) Side; b. Back (East) Side . . . . .	8
4	South View of the Adam Beaty House . . . . .	9
5	Front Elevation of the Adam Beaty House . . . . .	10
6	Location of the Adam Beaty House on 1928 Aerial Photograph . . . . .	11
7	Foundation Detail Showing Field Stone Pillars and Wooden Posts . . . . .	13
8	Floor Plan of the Adam Beaty House . . . . .	15
9	Interior Views of the Adam Beaty House: a. Living Room; b. Stair Case . . . . .	16
10	Interior Views of the Adam Beaty House: a. South Bedroom Doorway and Closet; b. Kitchen Cabinets and Fixtures . . . . .	17
11	Views of Two Sheds . . . . .	19
12	Location of Beaty House and Shed within Proposed Lots . . . . .	20



---

## I. INTRODUCTION

This report is an historical and architectural assessment of the Adam Beaty farmhouse located near Alpine, California (Figures 1 and 2). Historical research and an architectural assessment have led to the determination that the Beaty house has significant historical associations. The Beaty's were pioneer farmers in the Alpine area and involved in the foundation of a rural farm community. Communities of family-owned farms centered around a one-room schoolhouse were the common form of settlement in San Diego County and throughout much of the west during the late nineteenth century.

A folk vernacular form known as an "I" house, the Beaty home represents values and lifestyles of nineteenth and early twentieth century farm families in San Diego County in the broadest sense. While the Beaty home has been architecturally modified, it does fit the criterion provided in the *California Register of Historical Places, Proposed Regulations for the Nomination of Properties*, as a resource that has "enough of their historic character, or appearance to be recognizable as historic researches".

It is the position of County of San Diego Department of Planning and Land Use (DPLU) staff that the Beaty House is a significant resource based on its association with locally important people, the architecture is a rare and declining style, and there is a demonstrated public interest in the house. The house will be impacted by residential development of the property. Alternatives for mitigation of adverse impacts are presented.

Research for this report was conducted at San Diego County Recorder's Office, San Diego County Operations Center, San Diego State University Library, and the San Diego Historical Society Research Archives. The Alpine Library and Historical Society as well as Alpine historian Beatrice La Force were contacted by telephone but had no information on Adam Beaty. Archival research and field work were by completed by Susan Walter and Stephen Van Wormer.

## II. HISTORICAL BACKGROUND

Research for the Adam Beaty farmhouse focused on the historic period after the beginning of the American era circa 1850. However, a review of early Spanish and Mexican documents was conducted by Richard L. Carrico. This research included mission records, early travelogues and diaries, and a Mexican period diseño (Expediente 509 for Valle de las Viejas y Mesa del Arroz). As shown on the Expediente 509 diseño, the project area is within an area marked as *portosuelo* with the *camino por secuan* (the road to Sycuan/Secuan) running southwest from a point west of the project. While a review of the Spanish and Mexican documents indicated that the region was well-known and well-travelled during at least the Mexican period (1820-1848) there is no solid evidence of dwellings or other historic features within the project area.

Development of Alpine after the Mexican period during the late nineteenth century was typical of most nonurbanized portions of San Diego County west of the peninsular range. Alpine became the location of a farming community consisting of about 400 individuals tied together











through geographical boundaries, a common schoolhouse, and a church. Farmers living in small rural communities were instrumental in the development of San Diego County. They fed the growing urban population and provided business for local markets. Rural farm school districts represented the most common type of community in the county from 1870 to 1930 (Van Wormer 1986a). Following the Civil War, acquisition of 160 acres of land to farm became the dream and goal of thousands of young men and women in the United States as well as numerous European immigrants. They wanted to establish a home and earn a living, or benefit from rising land values that could be anticipated with increased settlement (Fite 1976). Pioneer farmers intended to establish agricultural communities patterned after villages that provided at least minimal services for the surrounding farmsteads, which averaged five to eight per square mile (Kiefer 1972).

Between 1870 and 1890 numerous farming communities became firmly established in San Diego County (Van Wormer 1986a, 1986b). The first pioneer farmers came to San Diego in the 1870s as a result of real estate promotion that established the modern city of San Diego. The boom was brought about through the efforts of land speculator Alonzo Horton. In 1869 people began pouring into San Diego to buy city lots. By March 24 of that year, city inhabitants numbered 2,300 (Pourade 1964:77). Pioneer farmers moved into the county's coastal and foothill valleys that constituted the choice agricultural regions of the growing city's vast hinterland (Van Wormer 1986a). A pioneer farmer has been defined as any agricultural producer who established in any unsettled region and began farming on any scale (Fite 1976).

The portion of the study area where the house is located was settled by one of the first pioneer farmers in the present day Alpine area. Forty-five year old Adam Beaty and his 30 year old wife Caroline came to San Diego County during Horton's Boom and settled on the property (*San Diego Union* 1-1-1895, 16:6). There is some confusion about the exact date of their arrival which has been reported as 1869 in one source (*San Diego Union* 1-1-1895, 16:6), and elsewhere as 1871 (*San Diego Union* 1-15-1899, 6:4). Adam had been born in Arkansas and Caroline in Illinois. He was a veteran of the Mexican War and the Confederate Army (*San Diego Union* 1-15-1899, 6:4). Married in 1865, they lived in Texas before moving to California (Census 1900; *San Diego Union* 9-1-1903). Little is known of the Beatys during this period. San Diego County's mountainous back country was sparsely settled in the 1870s and the Beaty's nearest neighbor lived five miles away (*San Diego Union* 1-1-1895, 16:6).

Ranching was the dominant industry of the foothills and mountains. Hay cultivation and bee keeping were also important (Van Wormer 1986:40; Elliott 1883:71). By the late 1870s San Diego County had become a major honey producing region. Honey production, introduced to the county in 1869, grew into one of the principal industries of the area in less than a decade. In 1875 there were 10,000 hives in the region. Five years later the number had doubled (Elliott 1883:71). In 1885 Beaty owned 170 hives. He may have started bee keeping in the 1870s. Ira Harbison, an active promoter of honey production in the county, lived and kept his hives approximately 5 miles from the Beaty homestead in the canyon that presently bears his (Harbison's) name. This would have made him one of the Beaty's closest neighbors. During the 1870s and 1880s Harbison became one of the largest honey producers in the world. His success encouraged so many others to take up bee keeping that by 1878 there were some 23,000



---

colonies of bees in the county (Watkins 1969). Adam Beaty was undoubtedly one of Harbison's converts.

On September 12, 1883 the *San Diego Union* printed a notice that Adam Beaty (sic) intended to make final proof in support of a homestead claim. On February 20, 1884, Beaty received a homestead patent for the West Half of the North East Quarter and the East Half of the North West Quarter of Section 4, in Township Sixteen South Range Two East San Bernardino Meridian (Patents 5:1876). The house that is the subject of this study is located in the southwest quarter of this homestead. By the time Adam received his patent, economic and demographic forces were in motion that would end their isolated situation and establish the town of Alpine.

During the late 1880s, San Diego and all of southern California experienced an economic boom unparalleled in the history of the region up to that time. The Boom of the 1880s first manifested itself in San Diego in 1885, when eastern land speculators began to buy up San Diego County land in anticipation of a railroad connection between San Diego County and the transcontinental Santa Fe line at Barstow. Suddenly, the growth of San Diego accelerated. In 1886, the population of the city jumped from 7,500 to 12,000 (Guinn 1907:202).

Land speculation provided the real stimulus to the economic boom. Land speculation fever seized San Diego in the spring of 1887. Speculators formed land companies and subdivided town sites throughout the county, including Escondido, Coronado, Ocean Beach, El Cajon, Lakeside, and Ramona (Pourade 1964:167-191). The real estate boom also stimulated a dramatic demand for county agricultural lands. From 696 in 1880, San Diego County farms increased to 2,474 by 1890 (Census 1883:34-35; 1890:124-125). This second back country boom brought increased settlement of the Alpine area by pioneer farmers. Southern California's weather had manifested an abnormally wet cycle during the late 1870s through the 1880s, fostering the belief that most crops could be successfully grown without irrigation. It was stated that, with repeated plowing following the rains to work moisture into the soil combined with thorough cultivation to keep fields free of weeds, dry farming could be depended upon. This promotion led to the rapid occupation of San Diego County's back country foothills during the 1880s. Most settlers took up unoccupied government land through homesteads, timber claims, or purchase (Van Wormer 1986a; 1986b; *San Diego Union* 8-24-1888,1:5; 8-11-1888,3:2; 11-29-1891, 5:2). In 1885 the *San Diego Union* noted that the "school district and settlement of Alpine" was occupied by a "...generous, hospitable, intelligent, and industrious..."people, all who are"...going to get rich farming as soon as they get the wood cleared off from their hills so that they can no longer make a living by cutting and hauling it to town."

In most parts of the United States, the pioneer stage of settlement was a passing phase characterized by a relatively high degree of self-sufficiency, low standard of living, high mobility and development of formalized social and service institutions, such as a school, a church, a post office, and businesses (Fite 1976; Fuller 1981). By 1888 Alpine was recognized as an established community with its own school, church, post office, and blacksmith shop. These developments occurred through mutual cooperation between farming families to solve common problems and achieve common goals. The first formal social institution established by



pioneer farming communities was a school (Fuller 1981; Van Wormer 1986a; 1986b). Alpine residents organized and established the Alpine School District in 1877 (La Force 1971; Alpine School Records 1878). Several new school houses were built between 1880 and 1900 as population growth increased the demand for more space and better built structures (La Force 1971:151-155). Construction of a new school provided a catalyst for community interaction and development (Fuller 1981; Van Wormer 1986a). Alpine farmers came together to labor and donate their time, land, and money to build a schoolhouse. Children of different farming families attended the school and developed friendships. Parents served together on the school board and as school census marshals. Activities to build, maintain, and support the school created a need for neighbors to work together for the community's benefit. In addition, the school was often the only public building in the community and provided a location for community gatherings, socials, church services, and holiday celebrations (Fuller 1981).

In 1888 population of the Alpine area, which included about 15,000 acres, was estimated at about 400 (*San Diego Union* 8-11-1888, 3:2). There were seventy children between the ages of 5 and 16, twenty of whom attended school on a daily basis. The community had two stores and Sunday school services were held in the school house (*San Diego Union* 8-11-1888,3:2; 8-24-1888,1:5). In 1895 a reporter for the *San Diego Union* wrote "I have noticed with interest the improvements made in and about Alpine Center during the past three years." The community had a new post office, store, town hall and blacksmith shop. "A half mile west is the new school house where, in addition to day school, Sabbath school and preaching are held" (*San Diego Union* 9-20-1895). The Beatys were active participants in the developing Alpine community. Adam served on the school board in 1888 (Alpine School Records 1888). In 1886 the newspaper noted that the Beatys attended a social at the house of the school teacher J. N. Snow. "The gentleman discussed the fruit prospects...(while)...the ladies indulged with accustomed vivacity in the dish of mild gossip so dear to the feminine heart." Non-Alpine residents at the event included "Mrs. Vincent of El Cajon (and) Mrs. Johnson of New Mexico, both ladies invited guests of Mrs. Adam Beaty (sic)" (*San Diego Union* 8-21-1886,3:3). The Beatys were held in high regard by Alpine residents as founders of the community who had experienced and participated in its development from an isolated frontier area to a well established farming community. In 1895 the paper reported: "When Adam Beaty (sic) first located here in 1869, his nearest neighbor was five miles distance - no town - nothing. Now they can boast seventy odd neighbors within a radius of five miles, can go to a fine large store..., hear speakers in a large well built hall, take his dinner at a first class hotel, visit two well equipped schools, ...and can enjoy life generally in spite of the fact that he is almost an octogenarian." Beaty's continued strength and good health in spite of his advancing years was given as evidence of the superb healthfulness of the areas climate (*San Diego Union* 1-1-1895,16:6).

Grains and fruit orchards became the principal crops of Alpine farmers (La Force 1971). Alpine's fields and hillsides produced wine and raisin grapes, peaches, lemons, oranges, olives, and apples (*San Diego Union* 9-20-1895, 5:4). Olives were one of the more important trees of Alpine's orchards. The fruit was popular among agriculturists in San Diego County from the early 1880s through the first two decades of the twentieth century. Trees were hearty and



provided a good cash return. Even small groves were profitable and it was said that no farm should be without one (Pourade 1964:233; *San Diego Union* 11-1-1883; 12-27-1883; 9-3-1891; 2-16-1896; Van Wormer 1986a:49). The Beatys undoubtedly planted the olive orchard that still remains on the project property during the 1880s or 90s. Several times during the 1890s the *San Diego Union* mentioned that Alpine farmers had set out numerous olive groves (*San Diego Union* 1-1-1894, 7:4; 9-20-1895, 5:4). In 1901 the paper noted "Olive culture is destined to be a source of wealth to the Alpine farmer. Several fine groves show what can be done along this line. The trees bear large fruit in great profusion. The recent olive crop was large and of a fine quality, perhaps not equaled in any other section." (*San Diego Union* 1-1-1901, 13:1).

The Beatys evidently continued to prosper. In January 1899 they moved into "...a good new home." All the work had been done by Adam's own hands (*San Diego Union* 1-15-1899,6:4). In spite of his continued good health, advanced age finally caught up with Adam Beaty and he died at his home in May 1903. Caroline stayed on the homestead. The couple had remained childless. Additional survivors were listed as three brothers (*San Diego Union* 5-9-1903).

In 1908 Caroline Beaty sold her homestead to the Wheeler family (Deeds 445:223). She probably continued to reside there, however, until her death in December 1911 (Census 1910; Wills 6:318). The Wheelers ran a hotel in Alpine and had purchased a 160 acre homestead adjoining the Beaty's on the south and east in 1905 (Deeds 364:412). This property had originally been patented to Kate J. Black in 1892 (Patents 8:57). During the teens the Wheelers began to convert the original three room house on this parcel into a large Craftsman style mansion. The Beaty house received the nickname "Chiquita" during this period and became a "tenant house" where carpenters hired to work on the Wheeler mansion lived. Mr. Wheeler was a former senator and served as head of the U.S. Immigration service (La Force 1971:355-357). On December 9, 1922 the property was purchased by Army Colonel Arthur Trumbo Balentine who had served on General Pershing's staff in World War I (Deeds 919:375; *San Diego Union* 6-4-1950,a8:1). The Wheeler mansion burned in 1950 (*San Diego Union* 5-15-1950,1:2-4). Following Arthur Balentine's death the same year the property was inherited by his daughter Katherine Balentine Jenny (*San Diego Union* 6-4-1950,a8:1-2; Decree 4430-343; La Force 1971:355-357). Mrs. Jenny has built a new house near the site of the original Wheeler mansion where she now resides. The Adam Beaty house is occupied by a caretaker. This has apparently been its major use since Caroline Beaty's death in 1911.

### III. ARCHITECTURAL DESCRIPTION

#### A. General Statement

Built in 1899, the Beaty farmhouse is a two story rectangular building that measures approximately 14 by 33 feet overall (Figures 3 through 5). It constitutes a folk architectural style known as an "I" house (McAlester and McAlester 1986). The two story "I" houses (two rooms wide and one room deep) is a traditional British folk house form that was common in the Tidewater South of the United States prior to 1830. With establishment of the railroads, and





a. Front (West) Side

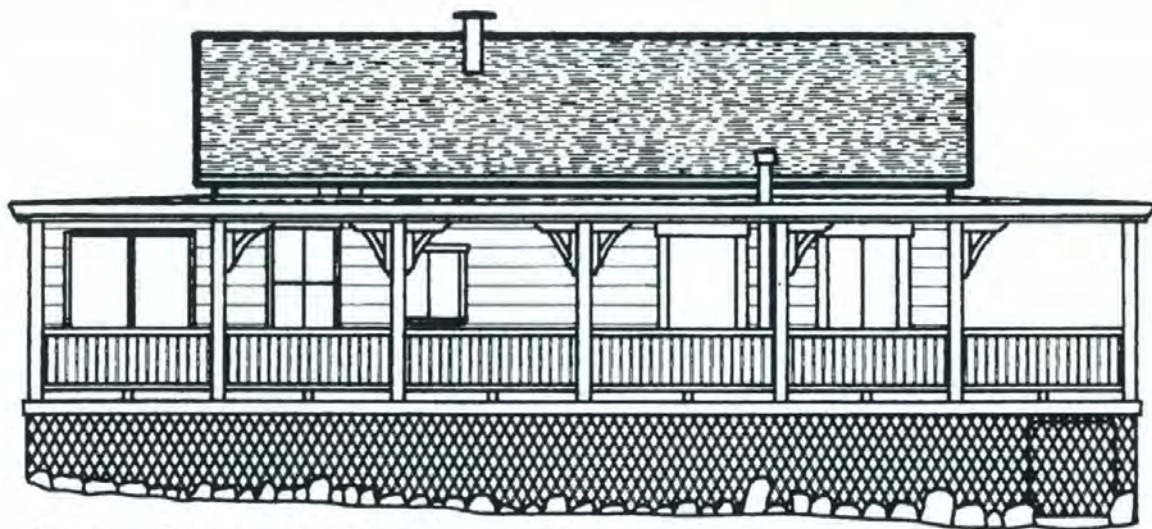


b. Back (East) Side









Field sketch 1-9-96 SDW  
not to scale







---

increased movement of populations, it became popular throughout the eastern half of the country, especially in the midwest. A 1928 aerial photograph shows the building on its present location adjacent to the olive grove planted by Adam Beaty in the late 19th century (Figure 6) (Aerial Photo 1928).

## **B. Exterior Description**

**Foundation.** The house sits on a moderate southwesterly trending slope. It is supported by stacked native stone pillars and 4 by 4 inch wooden posts resting directly on the ground (Figure 7). These support a 4 by 6 inch beam that extends around the perimeter of the building. Four by 6 inch floor joists span the area between the beams. These have been placed 24 inches apart along the length of the house. The east side of the structure is supported by a mortared fieldstone foundation built in the 1970s, undoubtedly to add additional support after this portion of the original porch had been closed in for room additions (Tyrrel 1996).

**Walls, Structural System and Framing and Porches.** The original portion of the house is built with single wall construction consisting of vertically placed boards approximately 12 inches wide attached to the perimeter foundation beam and the roof plate and rafters. The walls are vertical redwood boards covered with horizontal milled 1x8 redwood shiplap. The original exterior has been covered with modern fiberglass shingle siding. The steeply pitched side gabled roof has a boxed eave and is covered with new asphalt shingles. The porch is approximately 8 feet wide and originally wrapped around the entire house. On the uphill (east) side the floor of the porch is approximately 2 feet above ground level. Due to the southwesterly slope of the hill, on the west side it is approximately 4 feet above the ground. The area between the ground and the floor of the porch has been covered with a wooden lattice. The porch is covered by an extension of the house roof. The rear (east) and a portion of the north sides has been closed in with 2 by 4 stud wall framing and converted to a bedroom, bathroom and utility porch. The exterior of this portion is also covered with fiberglass shingle siding. Over the remaining open areas the roof extension is supported by a series of 4 by 4 posts. A wooden railing between the posts is made of 2 by 4 inch boards for the top and bottom rails connected with 2 inch square balusters. Ornate Victorian scrolled gingerbread "L" brackets adorn the posts on either side where they join the roof. The roof is supported with 2 by 4 inch rafters and made of 12 inch wide boards. Although the posts and railings appear to be original, the actual porch has been replaced with modern plywood and covered with approximately two inches of light weight concrete.

**Openings.** The house has two doorways; both have modern wooden doors. One is on the south end of the west side and leads into the living room - parlor. Another is on the north side near the northeast corner and leads from the utility porch into the kitchen. The porch is entered through a solid wood door on the north side and a sliding glass door on the west side. The house has a variety of windows. Two original windows are located in the kitchen. Both are double hung wood frame and sash windows. One on the north side exhibits 4 over 4 lights while the other on the west side has 2 over 2 lights. The glass in these windows exhibits a rippling effect indicative of manufacture during the 19th or early 20th century. A third modern







---

aluminum framed sliding window is also located on the west side of the kitchen. Singly placed steel framed sliding windows are located on the west and south sides of the living room. The upstairs bedrooms each have a single wood framed double hung sash window on the exterior (north and south) ends. The window in the southern bedroom exhibits 3 over 3 lights, while the northern bedroom window has a 1 over 1 pane pattern. These windows also appear to be original to the house. In addition a small aluminum framed sliding window is located near the floor on the west side of the northern bedroom. A large aluminum framed sliding window is located on the east side of the hallway between the bedrooms.

### **C. Interior Description**

**Floor Plan.** The original portion of the house consists of a living room and kitchen downstairs and two bedrooms, each with its own closet, upstairs (Figure 8). A wooden stairway placed between the kitchen and dining room leads upstairs. The downstairs additions resulting from enclosing the rear (east side) of the porch include a bedroom with closet, bathroom, and utility porch.

**Flooring.** Floors are covered with modern linoleum in the bathroom and kitchen. They are covered with carpet in the living room and bed rooms.

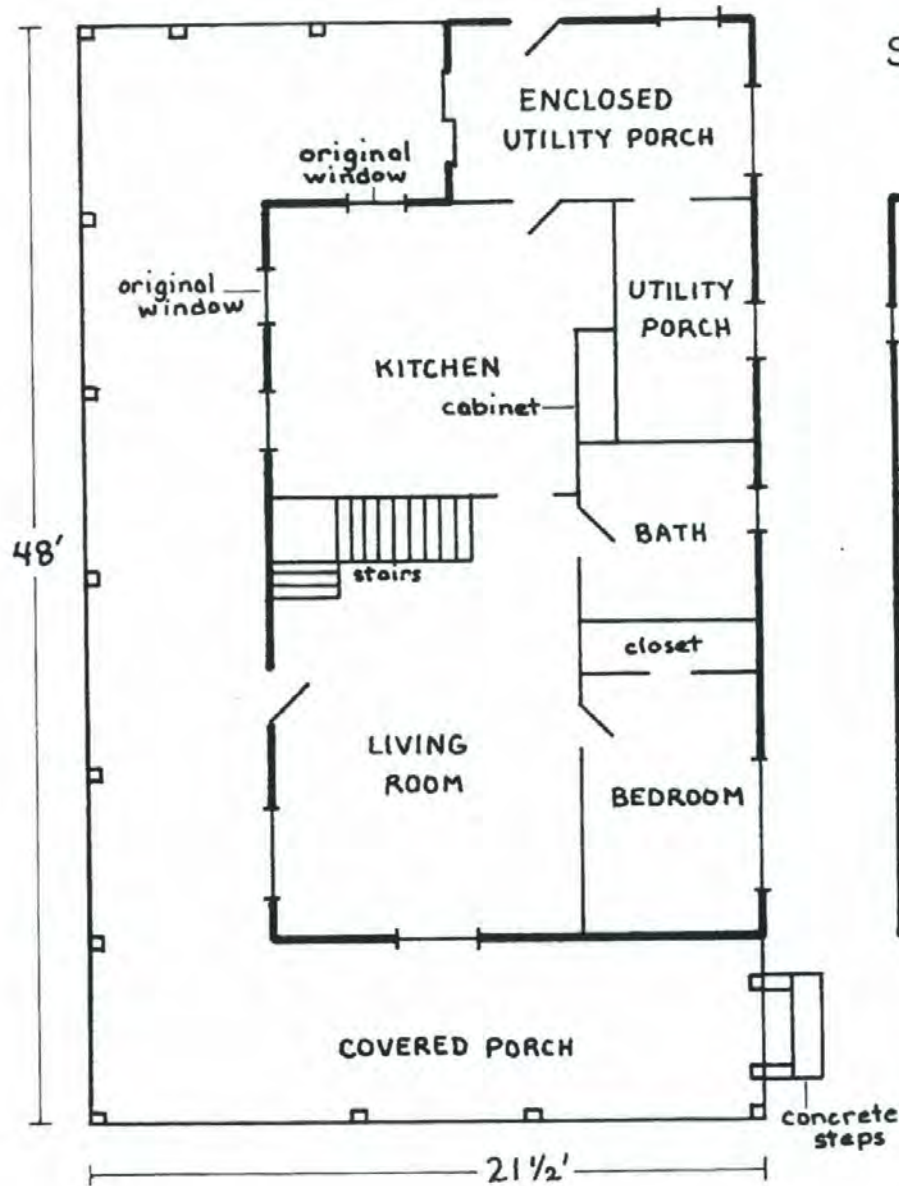
**Decorative Features and Trim.** The ceiling in the living room is of green painted wooden board and bat. The kitchen ceiling is plastered. Ceilings and walls in the rest of the house are finished with drywall plasterboard covered with wall paper or painted. The ceilings of the upstairs bedrooms are not flat but pitched with the underside of the roof resulting from placement of the bedrooms in what in more modern houses would have been an attic. This form of upstairs ceiling is typical of many folk houses. In the living room, doorway moldings consist of 4 inch side boards with a milled classical cap (Figure 9a). The living room also has plain 6 inch wide base boards and shaped ceiling moldings. The base boards may be original. The ceiling moldings are formed with modern mill shaped boards. The kitchen exhibits narrow modern tapered 1 inch wide base boards and ceiling moldings. The wooden staircase banister is supported by simple newels of stock 4 inch square lumber on which the corners have been rounded (Figure 9b). A four inch wide simple board railing runs between the newels. Spaces below the railing are filled in with a wooden lattice. A wainscot of vertical tongue and groove boards runs along the inside wall of the staircase and is trimmed with a four inch wide board molding. The banisters, lattice, and newels are painted white while the railings and wainscot trim are varnished.

Almost no original trim is left in the bedrooms. The doorways exhibit new door jams with recycled doors that have been cut down to fit the small openings. This work is evidently very recent and remains unfinished. There are no ceiling moldings. Base boards consist of modern 3 inch wide shaped moldings (Figure 10a).

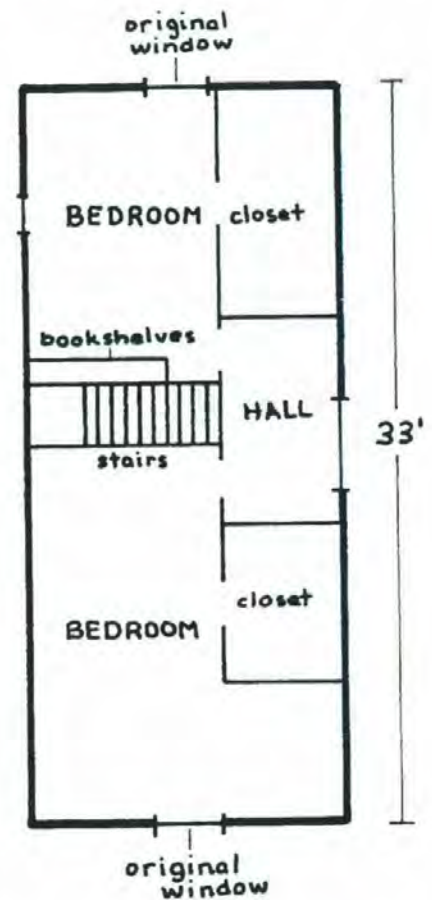
**Kitchen and Bathroom Fixtures.** The kitchen and bathroom have modern fixtures and cabinets and are undistinguished (Figure 10b).



# FIRST FLOOR



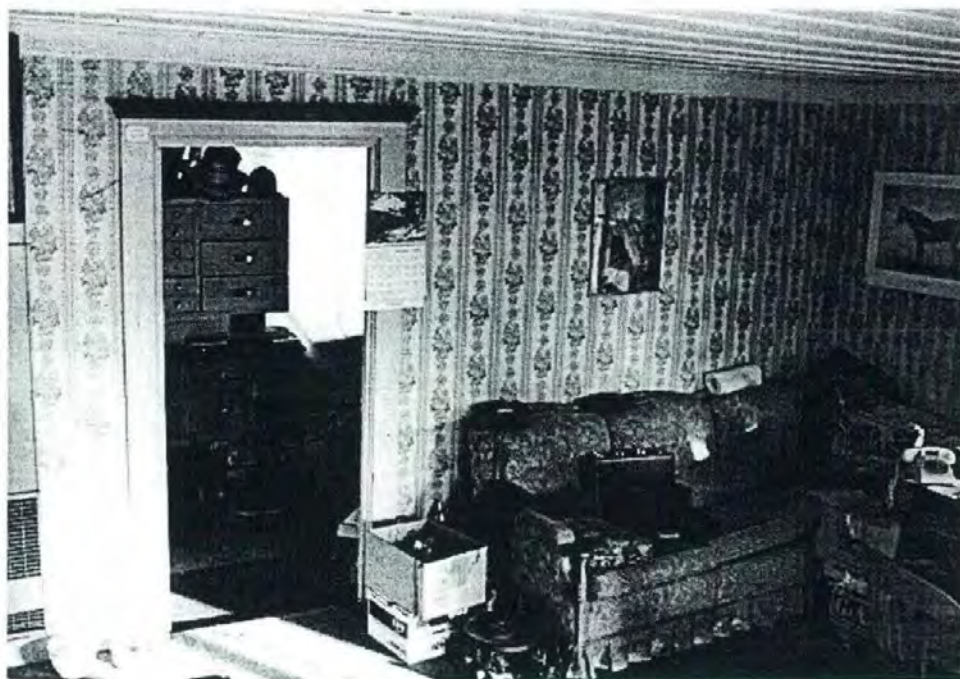
# SECOND FLOOR



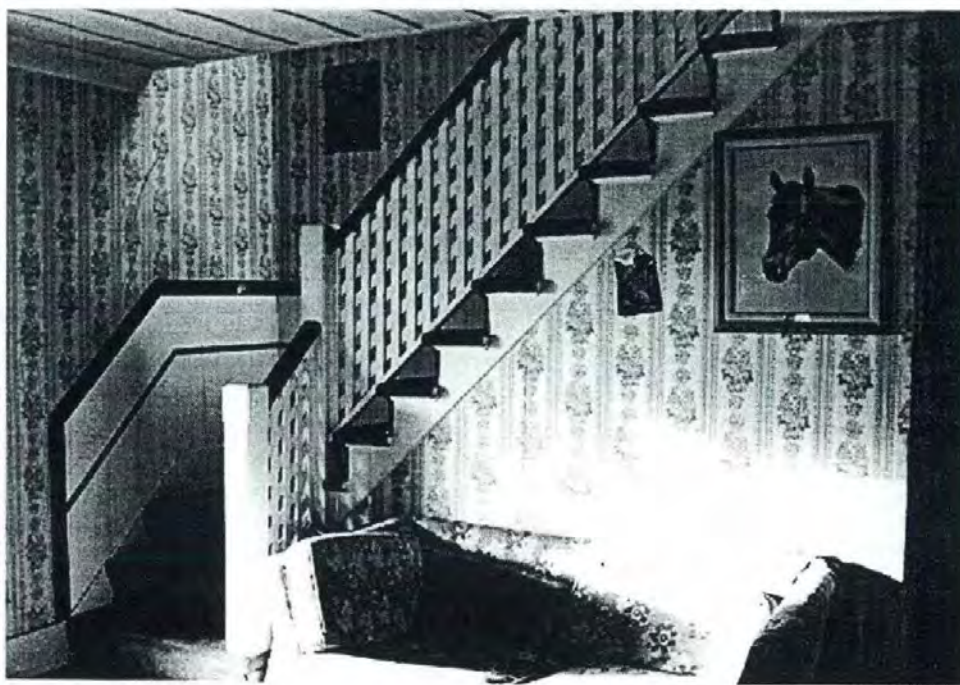
Field sketch 1-9-96  
not to scale  
SDW





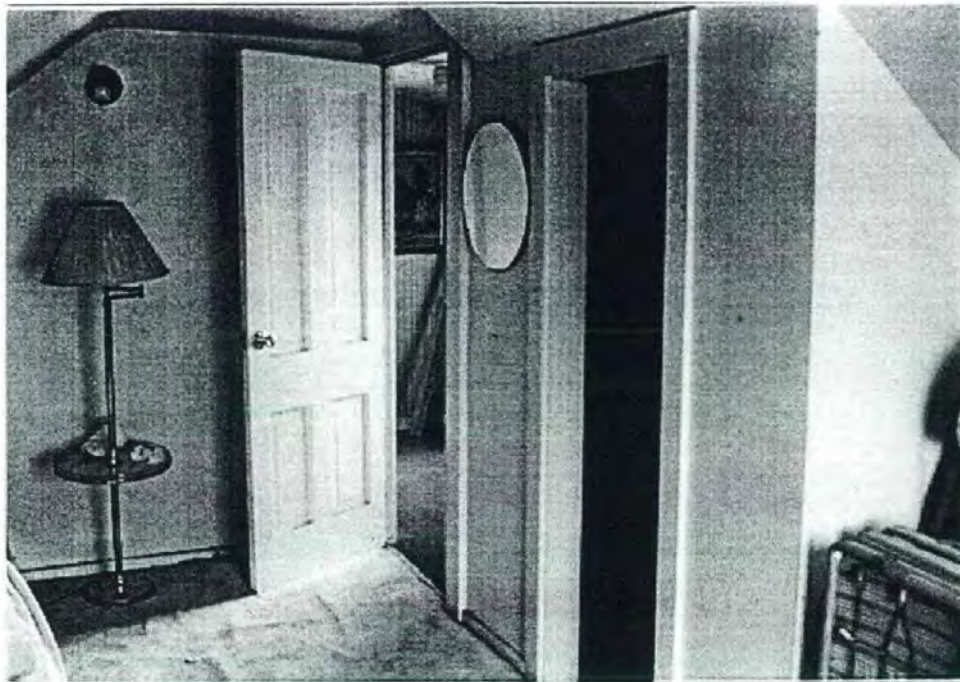


a. Living Room



b. Stair Case





a. South Bedroom Doorway and Closet



b. Kitchen Cabinets and Fixtures



---

#### IV. OUTBUILDINGS AND ARCHAEOLOGICAL POTENTIAL

Two sheds are associated with modern horse corrals near the house. The first is located approximately 500 feet to the south of the building. The second is approximately 40 feet in front of the house. Both are tool and equipment sheds. They each measure approximately 10 by 20 feet and are constructed of plywood and recycled lumber. They are not associated with the period of the Beaty homestead (Figure 11).

An area extending for approximately 500 feet around all sides of the house was surveyed for archaeological remains. In addition, the stream running between the house and Tavern Road was examined for a length of about 500 feet. No artifacts were observed. A collapsed shed near the stream bank is of unknown function, possibly a privy or pump house. It is well within the open space easement running along the stream (Figure 12). Although no surface indications were found, important buried historical archaeological deposits may be present in the area around the house in the form of refuse filled trash pits, privies, or wells. Through such forms of analysis as faunal and ceramic economic indexing, bottled product consumption patterns, and functional artifact profiles, artifacts from refuse dating from the period of the Beaty homestead could provide important insight into undocumented aspects of the lives of pioneer farmers in San Diego County.

#### V. SIGNIFICANCE ASSESSMENT

##### A. Introduction

The house was probably built by one of Alpine's earliest pioneers, Adam Beaty. Beaty and his wife settled on the property in the 1870s. He was an apiarist during the 1870s and turned to agriculture in the 1880s and 90s reflecting countywide trends in agriculture during the period. The house is probably, but not conclusively the structure referred to in 1899 as the "good new home" built with Adam's own hands (*San Diego Union* 1-15-1899,6:4). In the 1970s boards that were removed from the north wall for installation of the kitchen door in the 1970s had a layer of newspaper under the wall paper (Tyrrel 1996). This included undated German newspapers and American papers dated January 27, 1897. This, in conjunction with the *San Diego Union* article, would put construction during the 1890s as highly probable.

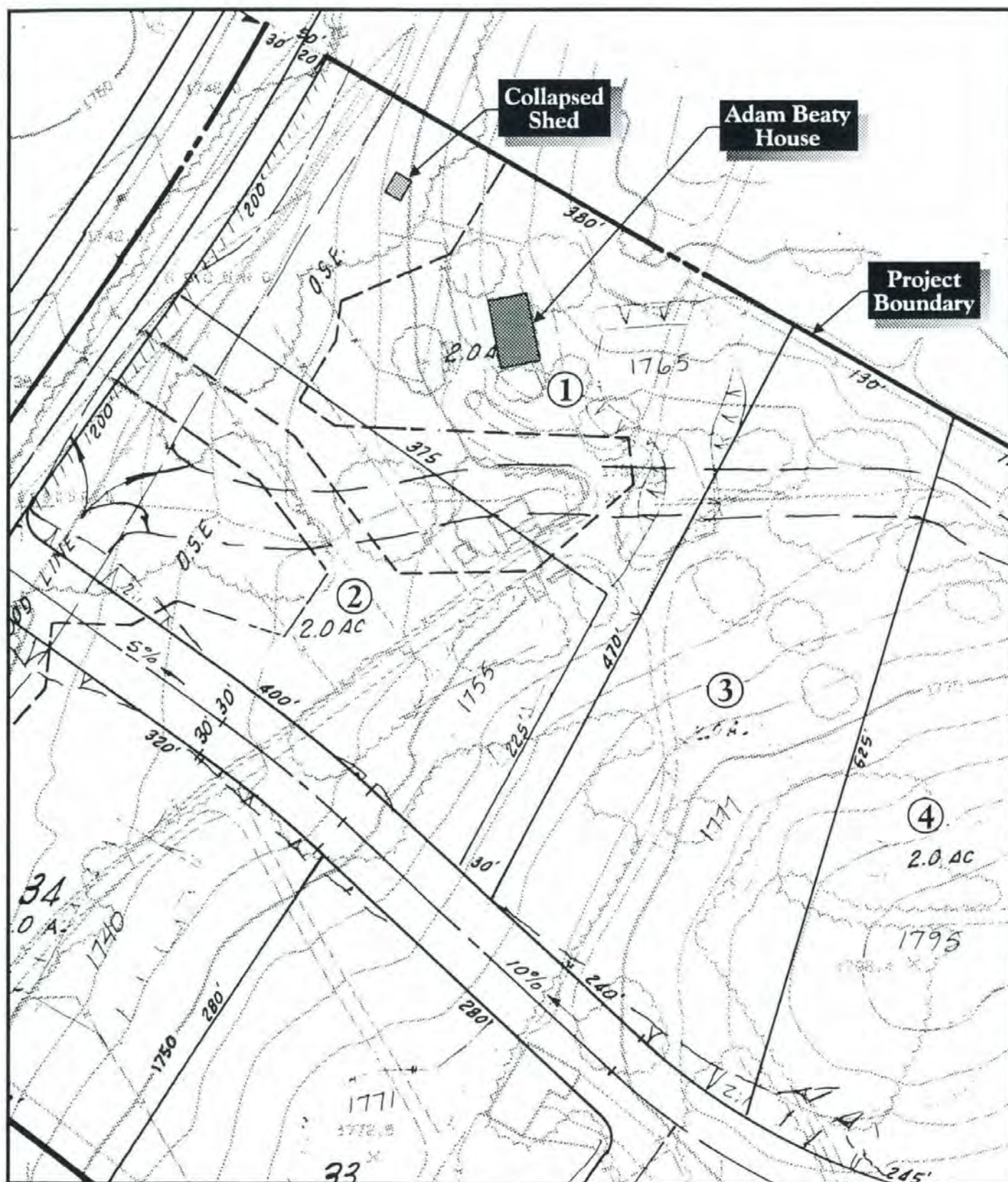
##### B. Historical Significance

Under Public Resource Code 5020.1 the significance of the Beaty farm house is two-fold. Its association with Adam and Caroline Beaty and the early Alpine School District community makes it historically significant. As one of the area's earliest pioneer families, the Beatys were involved with their Alpine farming neighbors in developing the rural farming community centered around Alpine School. Rural school district communities constituted the major type of social network developed by pioneer farmers during the late nineteenth century. Typical of the agriculturists that occupied the Alpine area, these communities were made up of an aggregate









**Brian F. Mooney  
Associates**



0 50' 100'

Location of Beatty House and Shed  
within Proposed Lots

Figure 12



---

of people who lived within well defined geographic boundaries, shared common bonds, and cooperated to solve common problems. They lived, not in small towns or villages, but on farmsteads tied together through a common school district, post office, and country store (Fuller 1981:421; Van Wormer 1986a, 1986b). This was the most common type of community in San Diego County from 1870 to circa 1930 (Van Wormer 1986a). The farmers within the Alpine School District were in fact "...a stable community where men and women put down roots, invested their money and their lives..." (Fuller 1981:432). The Beaty farm house represents a vestige of the Alpine rural school district community and as such represents communities and a way of life that dominated San Diego County during the late 19th and early 20th centuries. The staff of DPLU concurs with this assessment and finds that the house is important because of its association with locally important people.

### **C. Architectural Significance**

In addition to its historicity, the Beaty farmhouse is architecturally significant. As an "I" house, the structure represents a folk architectural tradition with American colonial roots. An "I" house has been defined as a two-story, side gabled structure at least two rooms in length and one room deep. Floor plans, porches, and lateral or rear appendages were highly variable (McAlester & McAlester 1986:80). The "I" house style was based on traditional British folk house forms. The style connotated some degree of rural economic status.

The architectural importance of the structure has been somewhat compromised by alterations that have impacted its design and integrity. The significance of folk farmhouses lies in the fact that they represent the lifestyles and values of late nineteenth and early twentieth century farm families. In its underlying shape and scale this is still true of the Beaty house.

As is the case with many early farmhouses throughout rural San Diego County, alterations have been extensive enough that any intimate interpretation of farm life or of early rural architecture from the structure will require removal of the modern add-on construction. Replacement and addition of doors and windows, and interior finishing, as well as enclosing the east side of the porch for room additions, and covering the remaining portions of the porch with concrete, the house with fiberglass shingled siding, the roof with modern asphalt shingles, and the interior walls with modern drywall plasterboard has destroyed the possibility of any detailed examination of past lifeways from the building in its current state. The underlying structure does represent a resource that exemplifies or reflects a time period, architectural style, or work of outstanding quality.

The Department of Planning and Land Use has determined the Beaty House to meet the criteria for eligibility for the California Register of Historic Places. The house is associated with patterns of events that have made a significant contribution to Alpine history and is associated with the lives of Alpine pioneers Adam and Caroline Beaty. It embodies the distinctive characteristics of "British" folk architecture that followed the westward migration of American farmers in the Late 19th century across the western frontier and is the oldest standing house in Alpine. Further, the structure is deemed important under CEQA because there is a demonstrated



---

public interest in the house as reflected by the concerns of the Alpine Historical Society and the community at large.

## **VI. IMPACTS**

The current plan for the proposed subdivision would result in relocation of the existing Beaty house to the Jenney parcel to the south to preserve the house and to facilitate construction of a new dwelling within the eastern portion of the lot with a leach field downslope to the west. While there are no specific plans for construction of a new home, it is understood that the best use of the lot under current zoning would be as a residential home site.

Under Section 21084.1 of the California Public Resources Code a project is deemed to have a significant effect on the environment if the project causes a substantial adverse change in the significance of a historical resource. Additionally, under the County of San Diego Resource Protection Ordinance (CRPO) demolition of the house would constitute an adverse effect if the dwelling is deemed important. In the case of the Beaty house, the dwelling itself is historically significant because of its association with Alpine pioneers and is deemed architecturally significant for the presence of a rare and important architectural style within the core of this modified dwelling. The physical relocation of the Beaty house would not constitute a significant effect on the environment if the house is preserved and remains in proximity to its original site.

## **VII. MITIGATION RECOMMENDATION**

### **A. Historical/Architectural**

As a result of the present study, it has been determined that the Beaty farmhouse is of major historical importance and problematic, architectural, importance. Although it does retain some vestiges of architectural importance, these have been severely compromised to a significant degree by numerous additions and alterations. The position of DPLU staff is that the historic remainder of the house, as it exists under the add-ons, is important.

In an effort to determine the feasibility of restoring the Beaty home, and thereby "reversing" the elements that destroy the architectural significance, a professional construction/rehabilitation firm was consulted. A preliminary cost estimate provided by ECM Associates, Inc. (Attachment 2) indicates that complete restoration and rehabilitation of the dwelling would cost in excess of \$177,000.00.

The figure of \$177,000.00 was derived assuming a full rehabilitation and restoration consistent with the State Historical Building Code and Secretary of Interior Standards. Certainly removal of add-ons constructed after 1900 without substantial restoration or rehabilitation would be less expensive. DPLU staff believes that the following would restore the exterior of the house back to its original configuration: removal of the 1950s fiberglass hinge siding; replacement of missing or damaged 12-inch vertical boarding; demolition of the modern stud wall framing the porch; east, rear, and north sides to delete the bedroom, bath, and utility porch; removal of the



---

plywood and light concrete from the exterior posts and railings; removal of the inappropriate aluminum windows and replacement with window treatments of the 1890s; and recovery of the decorative brackets and other architectural elements stored in the Beaty House crawl space.

There are two options or alternatives for mitigating the impacts associated with subdivision of the property. One option is to leave the structure at its current location. A second option is to relocate the house as a means of preserving it. Both options are discussed below.

**Option 1: On-Site Preservation.** The first option is to leave the Beaty House at its existing location thus preserving its overall integrity and setting. This option is consistent with CEQA and with RPO. However, leaving the structure within Lot 1 poses problems for the intended use of the lot as a residential building site. This is not viable because the proposed use of Lot 1 is as a residential home site and the Beaty house is located within the portion of the lot required for the septic tank and leach field consistent with downslope flow (Figure 12). This option would be viable only if Lot 1 were abandoned as a potential building site.

**Option 2: Relocation of the Beaty House.** The second option for mitigation and the one recommended by both DPLU and the consulting historian, is to relocate the house to the Jenney parcel, approximately 650 feet to the south. Such relocation, which would be in compliance with RPO, could be accomplished in the following manner.

- **Relocation of the House.** Prior to relocation of the Adam Beaty house, a licensed architect should review the State Historic Building Code and prepare exterior as-built drawings in accordance with the Historic American Building Survey (HABS) and develop a Relocation Plan to guide relocation and repair of architectural elements (if any) damaged during the relocation operation.
- **Establishment of an Open Space Easement.** The applicant shall grant to the County of San Diego an open space easement for the purpose of preserving the Adam Beaty house in conjunction with its relocation to the Jenney parcel. The easement will include an appropriate buffer (±25 feet), where necessary.
- **Timing.** Because grading and road improvements will be required to facilitate relocation of the Adam Beaty house, such improvements must occur prior to the relocation. It is recommended that final acceptance of the subdivision street improvements for Phase 1 be contingent upon satisfactory relocation of the structure, and establishment of the open space easement. It is recommended that the controlled grading as part of the archaeological monitoring of Lot 1 (see Section B below) be conducted subsequent to relocation of the dwelling.

## **B. Archaeological**

To mitigate impacts to potential archaeological deposits as an element of the structure relocation effort, monitoring of top soil removal in Lot 1 exclusive of the existing open space easement,



---

by a qualified archaeological monitor is recommended. Figure 12 depicts the Beaty house in relation to the proposed lot and adjacent open space easements. The monitor must have the authority to redirect grading away from the area if important archaeological deposits are found while they are removed by hand excavation.

In the event of the discovery of artifacts, the field monitor will carefully analyze the deposit by conducting shovel scrapes or through trowel work. Field assessment of significance will be conducted by analyzing the deposit for depth, integrity, age, and the presence of chronologically, economically, and culturally diagnostic artifacts. For artifacts discovered during grading to be considered as unique under Section 20133.2 of the California Public Resources Code they must possess demonstrably important information, be of special and particular quality (oldest or best of its type), or directly associated with an important historic event or person. Specific to the Beaty parcel, historic artifacts must date from the period of circa 1870-1945; be diagnostic as to time period, function, economic status and manufacture; and be associated with the Beaty family or some other historically important person. This approach is qualitative rather than quantitative; sheer numbers of artifacts are not intrinsically important, they must possess the potential to tell us something important about significant historic eras, events, or persons.

If the materials are deemed significant and warrant further study, it may be necessary to conduct controlled test excavations. All controlled excavation will be performed by establishing a measured unit and treating the deposit as a cultural feature. Depending upon the stratigraphy, the feature will be excavated in either arbitrary levels or stratigraphically. All soils will be screened. The artifacts recovered from discrete dateable deposits should be analyzed and cataloged. A report on the results, which places the artifacts and cultural material in a cultural and historical context, should be prepared and submitted to the County of San Diego. The final report should be provided to the Alpine Historical Society, San Diego Historical Society, and the Alpine Library.



---

## VIII. REFERENCES CITED

### Aerial Photograph

1928 On file at the San Diego County Recorder's Office.

### Alpine School Records

1887 On file San Diego Historical Society Research Archives.

1888 Census

1883 *The Tenth Census of the United States: Report on the Production of Agriculture*, Vol. 3. Government Printing Office, Washington, D.C.

1890 *The Eleventh U.S. Census: Agricultural Production*, Vol. 5. Government Printing Office, Washington, D.C.

1900 Twelfth Federal Census Population Manuscript Returns. San Diego Historical Society Research Archives.

1910 Thirteenth Federal Census Population Manuscript Returns. San Diego Historical Society Research Archives.

### Baker, Dolores A.

1996 Historic House Needs New Home. *Alpine Sun* 17 April:1.

### Decree

1952 Cited in text. On file San Diego County Recorders Office.

### Deeds

1908- Various Deed Books cited in text on file at the San Diego County Recorder's Office.

1922

### Elliott, Wallace W.

1883 *History of San Bernardino and San Diego Counties*. Wallace W. Elliott and Company, San Francisco.

### Fite, Gilbert C.

1976 The Pioneer Farmer: A View Over Three Centuries. *Agricultural History* 50:275-89.

### Fuller, Wayne E.

1981 School District 37: Prairie Community. *The Western Historical Quarterly* 12:419-32.



---

Guinn, James M.

- 1907 A History of California and an Extended History of its Southern Coast Counties (2 vols.). Los Angeles Historic Records Company, Los Angeles.

Kiefer, Wayne E.

- 1972 An Agricultural Settlement Complex in Indiana. *Annals of the Association of American Geographers* 62:487-506.

La Force, Beatrice

- 1971 *Alpine Southern California: History of A Mountain Settlement*. Sunlight Press, El Cajon.

McAlester, Virginia and Lee McAlester

- 1986 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

Patents

- 1884 Various Patent Books cited in text. On file at the San Diego County Recorder's Office.

Pourade, Richard

- 1964 *The Glory Years*. Union Tribune Publishing Company, San Diego.

*San Diego Union*

- 1880- Various issues cited in text. On file San Diego State University Library.  
1950

Tyrrel, Ron. Caretaker Rancho Sequan

- 1996 Personal communication to Stephen R. Van Wormer

Van Wormer, Stephen R.

- 1986a *A History of Jamacha Valley: Agricultural and Community Development in Southern California*. Master's thesis, San Diego State University.

- 1986b Bees and Bees: A History of the Settlement of Pamo Valley, San Diego County. *Southern California Quarterly* 68(Spring):37-64.

Watkins, Lee H.

- 1969 John S. Harbison: Pioneer San Diego County Beekeeper. *Journal of San Diego History* 15(4):17-27.

Wills

- 1912 Volume 6, San Diego County Book of Wills. San Diego County Historical Society.



**ATTACHMENT 1**  
**CULTURAL RESOURCE SURVEY FORM**



FORM NO. 1

CULTURAL RESOURCE SURVEY REPORT FORM

COUNTY OF SAN DIEGO

(All responses must be typed. Attach additional sheets if necessary. All graphics must meet American Antiquity Standards.)

Completed by:

Richard L. Carrico  
Name

  
Signature

08/12/96  
Date

Date of initial SOPA registration: April 1978

General Information

A. Name of Applicant: Jenny Wind

Address: 5360 Jackson Drive, Suite 210  
City: La Mesa State: CA  
Phone Number: (619) 461-2600

Zip: 91942-3040

B. Name of Organization/Individual completing this form:

Brian F. Mooney Associates  
and Stephen R. Van Wormer

Address: 9903-B Businesspark Avenue  
City: San Diego State: CA  
Phone Number: (619) 578-8964

Zip: 92131-1120

C. Project Location

1. The Property is located on the N S E W (circle one) side of Tavern Road between South Grade Road and Dehesa Road.

Street address (if any): Not applicable.

2. Complete assessors parcel reference:

Book: 520 Page: 031 Parcel(s): 22

3. Attach a current U.S.G.S. quadrangle map showing the project boundaries accurately plotted. See Figure 1.



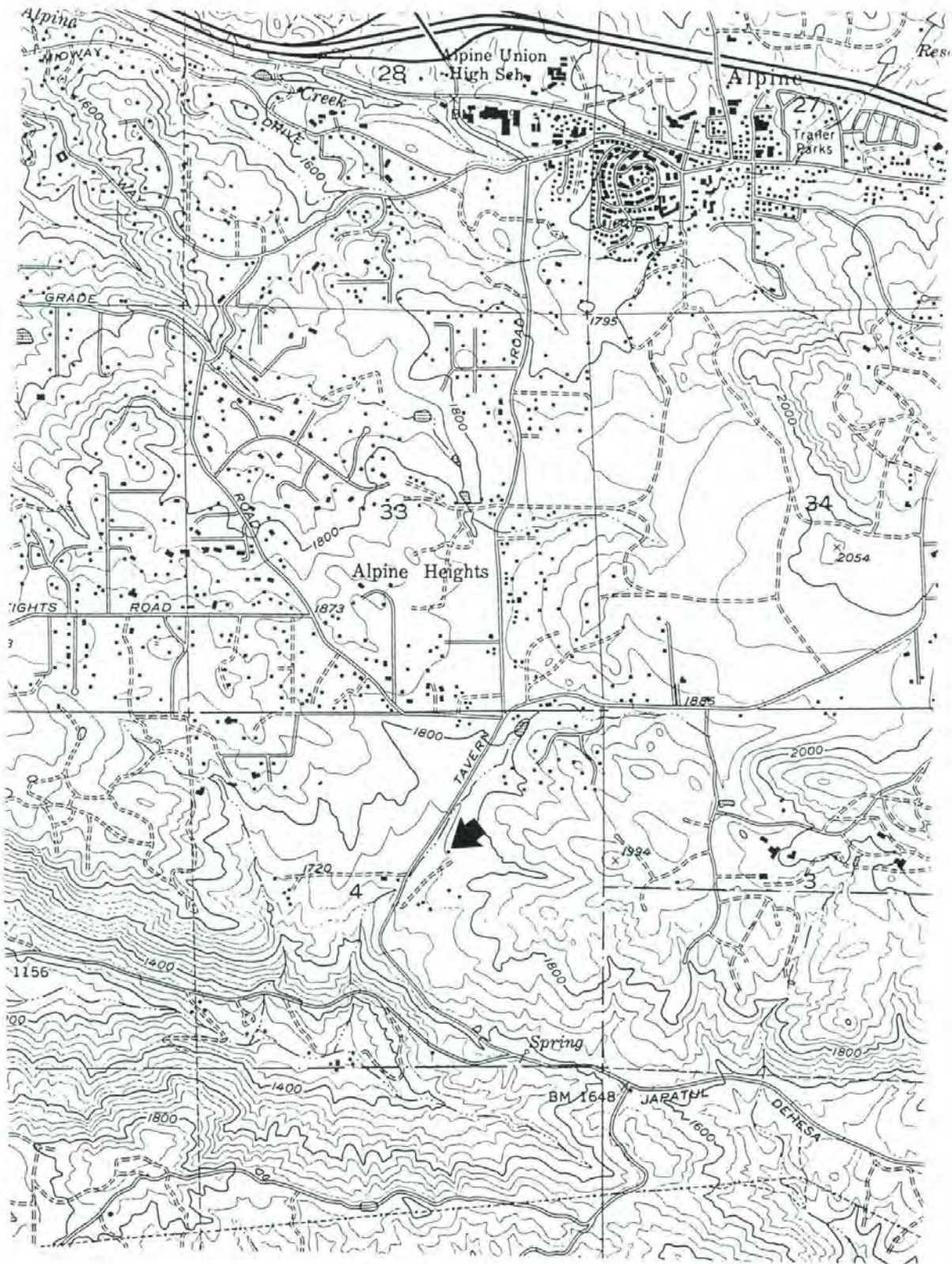


Figure 1. Project Location on USGS 7.5' Alpine Quad.



## Project Description

- A. Describe in detail the main features of the project. This description should adequately reflect the ultimate use of the site in terms of all construction and development, verifiable by submitted drawings/plans. If the project will be phased, the anticipated phasing schedule should be described.

The proposed project will subdivide nearly 89 acres into 34 lots ranging from 2.0 to over 4 acres each. These would subsequently be developed as single family residences. As such the project entails construction of private streets and the establishment of necessary utilities including water, gas, electric, and telephone. Sewage disposal will be by individual septic system.

- B. Proposed site use:

1. Total area 88.8 acres (83 acres net)
2. Number of buildings 34 lots

- C. Topography and grading

1. Percent of area previously graded: 15%
2. Slope Classification:

	Existing
0-15%:	37%
16-25%:	40%
Over 25%:	23%

3. Area to be graded if archaeological resources could be impacted: Not applicable

- D. Describe all off-site improvements necessary to implement the project, and their points of access or connection to the project site. These improvements include: new streets, street widening, extension of gas, electric, sewer, and water lines, cut and fill slopes, and pedestrian and bicycle paths.

Some improvements to publicly maintained Tavern Road will be necessary to allow access to the subdivision.



E. Additional Information

1. Use: Residential and agricultural.

Project relationship to adjacent areas: give compass direction in blanks as appropriate:

Private dwellings: W      Multiple dwellings:

Commercial:              Industrial:

Mobile Home:              Vacant: N,S,E

Agriculture:              Indian Reservation:

2. Environmental setting: Inland chaparral and sage with introduced landscaping and groves.

Does the project site contain any of the following physical features?

Rock Outcrops: Yes      Streams: Yes      Oak Groves: Yes

3. Briefly describe the biological setting (note Community, Barlious and Major, 1980):  
The area is characterized by a highly disturbed sage scrub community.

4. What is the distance from the central portion of the property to the nearest water source:              40 m

Describe water source: Intermittent stream

5. Briefly describe the geologic setting: The property is underlain by Mesozoic granitic rock of the southern California batholith.



### Survey Description

**Date of Survey:** 11/20/95 and 1/25/96

**Institution/individual responsible:** Brian F. Mooney Associates/Richard L. Carrico

**Individual in charge:** Richard L. Carrico

**Person hours required to complete field work:** 14

**Number of acres surveyed:** One acre in and around the farmhouse and outbuildings.

1. **Intensity of Survey (Describe transect technique or submit survey route maps):** The existing farmhouse and outbuildings were intensively examined as part of an architectural assessment. Additionally, an area extending for approximately 500 feet around all sides of the house and along the streambed between the house and Tavern Road were intensively surveyed for archaeological remains. No cultural resources were observed although one collapsed shed near the stream bank might be an old privy.
2. **If area surveyed is different from project area explain:** A complete cultural resources survey was performed by Richard L. Carrico for an earlier phase of the project (Carrico 1978)

**Number of resources found:** (ATTACH A COPY OF THE RESOURCE FORM FOR EACH RESOURCE INDICATED)

**Isolates:**

**Prehistoric sites:**

**Historic sites:** Adam Beaty Farmhouse

**Other resources (Specify):**

**Background research (Previous Studies within one mile):**

<u>Author</u>	<u>Title</u>	<u>Results (No. and type of Sites)</u>
Carrico, Richard	Archaeological Reconnaissance of Jenney Property, Alpine	(3) sites with bedrock milling and/or surface artifacts; limited subsurface

**List repositories from which record checks and/or historical documents were obtained and attach copies of the results.**

South Coastal Information Center at SDSU  
San Diego Museum of Man

**List conditions that may have affected the accuracy of the survey results.**

Surface visibility was good throughout most of the property.



Resource Nos.

County Application No.

SDi \_\_\_\_\_  
W \_\_\_\_\_

**Resource Form**

(Attach one for each resource indicated on Survey sheet)

**Location (Attach map):**

UTM Zone 11 3630120mN 520840mE

**Size:** 40 square meters 10 meters long (long axis)  
4 meters wide (short axis)

**Depth:** 0 centimeters

**State basis for determination:** Intensive survey

**List cultural materials observed (Estimate number if possible):** One circa-1890s farmhouse with extensive modern alterations and modifications.

**Check:**

Surface Only  
Midden  
Features  
Structures X

**Briefly describe the site:** One circa-1890s farmhouse with extensive modern alterations and modifications. The Adam Beaty farmhouse is a typical example of an "I" house that was built in the 1890s and subsequently modified. The house is in association with the surrounding olive groves, out buildings, and pastures and retains a rural setting. The house has significant historical associations since the Beaty's were pioneer farmers in the Alpine area and were involved in the foundation of the rural farm community. The house sits on a moderate southwesterly trending slope. It is supported by stacked native stone pillars and 4 by 4 inch wooden posts resting directly on the ground. The east side of the structure is supported by a mortared fieldstone foundation built in the 1970s, undoubtedly to add support after this portion of the original porch had been closed in for room additions. The original portion of the house is built with single wall construction consisting of vertically placed boards approximately 12 inches wide attached to the perimeter foundation beam and the roof plate and rafters. The walls are vertical redwood boards covered with horizontal milled 1x8 redwood shiplap. The steeply pitched side gabled roof has a boxed eave and is covered with new asphalt shingles. Ornate Victorian scrolled gingerbread "L" brackets adorn the posts on either side where they join the roof. The roof is supported with 2 by 4 inch rafters and made of 12 inch wide boards. Although the posts and railings appear to be original, the actual porch has been replaced with modern plywood and covered with approximately two inches of light weight concrete.

**Describe any features noted:** None

**Indicate slope classification where site is located:** 0-15% 100%  
16-25% \_\_\_\_\_  
Over 25% \_\_\_\_\_

**What is the distance from site to the nearest water source:** 40 m



Resource Nos.

SDi \_\_\_\_\_  
W \_\_\_\_\_

**Resource Form Continued**

**Describe previous disturbance:** The house has been added on to over the decades and has recently been modernized in much of the interior (i.e., newer kitchen and bathroom fixtures, new doors and door frames, etc.).

**Describe any previous investigations:** A complete cultural resources survey of the project property was performed under the direction of Richard L. Carrico in 1978.

**List any published references:**

Carrico, Richard L.

1978 *Archaeological Reconnaissance of Jenney Property, Alpine*. Prepared for Mrs. Katherine B. Jenney. Prepared by Westec Services, Inc.

Carrico, Richard L. and Stephen R. Van Wormer

1996 *Historical and Architectural Assessment of the Adam Beaty Farmhouse (TM 5085)*. Prepared for D.K. Wind, Inc., La Mesa. Submitted by Brian F. Mooney Associates, San Diego.

**Describe site recording/collecting procedures (attach maps and tables as needed).** Site recording procedures included photographing and sketching the building as well as historical research into the Beaty family and their contributions to the development of the Alpine community. For a description of the methods utilized and the results obtained, refer to Van Wormer (1996).

**Attach completed site record forms and indicate date submitted:**

**Institution**

**Submittal date**

South Coastal Information Center, SDSU

**Attach additional sheets as needed in order to provide all recovered information and analytical results.**



Resource Nos.

SDi: \_\_\_\_\_

W: \_\_\_\_\_

(Prior to completion of this section, refer to the San Diego County Appendix of Significant Archaeological Research Questions. If proposing a research problem or issue not covered in this document, additionally complete and submit Form No. 5.)

### Site Significant/Research Goals

Resource Number:

List and discuss research goals that would be addressed by information from this site supported by references. (Use additional sheet if needed.)

1. If privies or trash pits are found in association with the Beaty house, recovery of artifacts and cultural material could address important research questions about Anglo-American life in a rural setting circa 1890. A specific research goal would be to document the economic status, diet, and consumer preferences of the occupants. Because little excavation and analysis have been conducted on rural sites, fulfilling this goal would be an important contribution to our understanding of rural life.



Resource Nos.

SDi: \_\_\_\_\_

W: \_\_\_\_\_

(Prior to completion of this section, refer to the San Diego County Appendix of Significant Archaeological Research Questions. If proposing a research problem or issue not covered in this document, additionally complete and submit Form No. 5.)

### Site Significant Data

Resource Number:

List (in correspondence with goals enumerated on proceeding page) and discuss information needed to address research goals presented above. Be as specific as possible.

1. To approach the research goal provided on the previous page it will be necessary to uncover refuse filled trash pits, privies, or wells. Monitoring of the grading for the house pad and driveway, as well as monitoring the leach field trenching, may encounter such features. In this event, site significant data would be a relatively undisturbed buried pit containing food bone, broken jars and condiment bottles, dishes, serving vessels, alcohol and beverage bottles, medicine containers, and metal objects. Analysis of these items can be quantified to address research problems on the socio-economics of rural Alpine, consumer choices, and other issues of scientific importance. Analysis of the recovered material culture from the period of the Beaty homestead could provide important insight into undocumented aspects of the lives of pioneer farmers in this part of San Diego County.



Resource Nos.

SDi: \_\_\_\_\_

W: \_\_\_\_\_

### Impacts and Mitigation

**Direct Impacts:** (Be specific; cite proposed use, grading, etc). The structure will be demolished to make way for the development.

**Indirect Impacts:** None

**Mitigation recommendations:**

**Check:**

- ☐ None
- ☒ **Preservation** (attach map of open space)
- ☐ Surface map (show area to be mapped)
- ☐ Initial subsurface test (nature/extent)
- ☐ Excavation program (nature and extent)
- ☐ Historic documentation (describe)
- ☒ **Other special studies** (describe)

**Detail the above checklist (specifically referencing parenthetical points). Indicate relationship of recommended activity to the research potential and required information discussed above.**

For the Beaty house itself, there are two mitigation alternatives available for consideration. Each is discussed below.

**Option 1: On-Site Preservation.** The first option is to leave the Beaty House at its existing location thus preserving its overall integrity and setting. This option is consistent with CEQA and with RPO. However, leaving the structure within Lot 1 poses problems for the intended use of the lot as a residential building site. This is not viable because the proposed use of Lot 1 is as a residential home site and the Beaty house is located within the portion of the lot required for the septic tank and leach field consistent with downslope flow (Figure 12). This option would be viable only if Lot 1 were abandoned as a potential building site.

**Option 2: Relocation of the Beaty House.** The second option for mitigation and the one recommended by both DPLU and the consulting historian, is to relocate the house to the Jenney parcel, approximately 650 feet to the south. Such relocation, which would be in compliance with RPO, could be accomplished in the following manner.

- **Relocation of the House.** Prior to relocation of the Adam Beaty house, a licensed architect should review the State Historic Building Code and prepare exterior as-built drawings in accordance with the Historic American Building Survey (HABS) and develop a Relocation Plan to guide relocation and repair of architectural elements (if any) damaged during the relocation operation.
- **Establishment of an Open Space Easement.** The applicant shall grant to the County of San Diego an open space easement for the purpose of preserving the Adam Beaty house in conjunction with its relocation to the Jenney parcel. The easement will include an appropriate buffer (+25 feet), where necessary.



- Timing. Because grading and road improvements will be required to facilitate relocation of the Adam Beaty house, such improvements must occur prior to the relocation. It is recommended that final acceptance of the subdivision street improvements for Phase 1 be contingent upon satisfactory relocation of the structure, and establishment of the open space easement. It is recommended that the controlled grading as part of the archaeological monitoring of Lot 1 (see Section B below) be conducted subsequent to relocation of the dwelling.

To mitigate impacts to potential archaeological deposits as an element of the structure relocation effort, monitoring of top soil removal in Lot 1 exclusive of the existing open space easement, by a qualified archaeological monitor is recommended. Figure 12 depicts the Beaty house in relation to the proposed lot and adjacent open space easements. The monitor must have the authority to redirect grading away from the area if important archaeological deposits are found while they are removed by hand excavation.

In the event of the discovery of artifacts, the field monitor will carefully analyze the deposit by conducting shovel scrapes or through trowel work. Field assessment of significance will be conducted by analyzing the deposit for depth, integrity, age, and the presence of chronologically, economically, and culturally diagnostic artifacts. For artifacts discovered during grading to be considered as unique under Section 20133.2 of the California Public Resources Code they must possess demonstrably important information, be of special and particular quality (oldest or best of its type), or directly associated with an important historic event or person. Specific to the Beaty parcel, historic artifacts must date from the period of circa 1870-1945; be diagnostic as to time period, function, economic status and manufacture; and be associated with the Beaty family or some other historically important person. This approach is qualitative rather than quantitative; sheer numbers of artifacts are not intrinsically important, they must possess the potential to tell us something important about significant historic eras, events, or persons.

If the materials are deemed significant and warrant further study, it may be necessary to conduct controlled test excavations. All controlled excavation will be performed by establishing a measured unit and treating the deposit as a cultural feature. Depending upon the stratigraphy, the feature will be excavated in either arbitrary levels or stratigraphically. All soils will be screened. The artifacts recovered from discrete dateable deposits should be analyzed and cataloged. A report on the results, which places the artifacts and cultural material in a cultural and historical context, should be prepared and submitted to the County of San Diego. The final report should be provided to the Alpine Historical Society, San Diego Historical Society, and the Alpine Library.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
HRI #/Trinomial: \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_

Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder): Adam Beaty Farmhouse, Alpine, CA.

**P1. Other Identifier:**

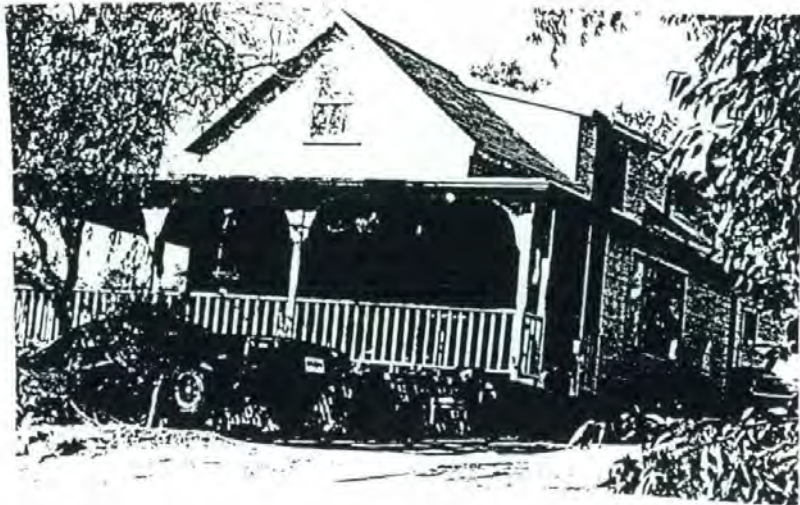
- P2. Location:** ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d). Attach a Location Map as necessary)  
b. USGS 7.5' Quad: Alpine Date: 1955 (Photorevised 1988) T 16S; R 2E; S ½ of NE ¼ of Sec 4 and N ½ of SE ¼  
of Sec 4; San Bernardino B.M.  
c. Address: Not applicable City: Alpine Zip: Not applicable  
d. UTM: Zone 11; 520840mE/ 3630120mN  
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): TPM 20188

**P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The Adam Beaty farmhouse is a typical example of an "I" house that was built in the 1890s and subsequently heavily modified. The architectural integrity is severely compromised, however, the house has significant historical associations since the Beaty's were pioneer farmers in the Alpine area and were involved in the foundation of the rural farm community.

**P3b. Resource Attributes** (List attributes and codes): HP-2 Single Family Property

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photo required for buildings, structures, and objects).



**P5b. Description of Photo** (View, date, accession #):

South view, 1996, Fig. 4 of report (P11)

**P6. Age and Sources:** ☒ Historic  
☐ Prehistoric ☐ Both

**P7. Owner and Address:**

Jenney Wind  
5360 Jackson Drive, Suite 210  
La Mesa, CA 91942-3040

**P8. Recorded by** (Name, affiliation, and address):

Stephen R. Van Wormer  
Brian F. Mooney Associates  
9903-B Businesspark Avenue  
San Diego, CA 92131-1120

**P9. Date Recorded:** February 11, 1996

**P10. Survey Type** (Describe):  
Intensive survey

**P11. Report Citation** (Cite survey report and other sources, or enter "none"):

Van Wormer, Stephen R.

1996 *Historical and Architectural Assessment of the Adam Beaty Farmhouse (TPM 20188)*. Prepared for D.K. Wind, Inc., La Mesa. Submitted by Brian F. Mooney Associates, San Diego.

**Attachments:** ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):



**ATTACHMENT 2**

**PRELIMINARY COST ESTIMATE PROVIDED  
BY ECM ASSOCIATES, INC.**



THE ADAM BEATY HOUSE  
ALPINE, CALIFORNIA

PRELIMINARY COST ESTIMATE

ECM NO. E-392A  
APRIL 22, 1996

Prepared for:  
Prepared by:

D. K. Wind, Inc.  
*ECM Associates, Inc.*



THE ADAM BEATY HOUSE  
ALPINE, CALIFORNIA

ECM NO. E-392A

TABLE OF CONTENTS

1. PREFACE & NOTES
2. ESTIMATE SUMMARY
3. ESTIMATE DETAIL







## **PREFACE AND NOTES**

### **1 ESTIMATE FORMAT AND PROJECT DETAILS**

#### **1.1 ESTIMATE FORMAT:**

CSI format estimate of construction cost for the Adam Beaty House, Alpine, California.

#### **1.2 PROJECT DETAILS:**

The project includes rehabilitation of the historic Adam Beaty House.

### **2 CAVEAT**

#### **2.1 OPINION OF COST:**

An Opinion of Cost shall be construed as an indefinite evaluation of cost based upon historical cost data derived from similar projects, produced from written or drawn information provided during design stages of the project. Allowances as appropriate will be included for items of work which are not indicated on the design documents, provided that the Estimator is made aware of them, or which in the judgement of the Estimator are required for completion of the work. We cannot, however, be responsible for inclusion of items or work of which we have not been informed.

### **3 NUMBER OF BIDS**

- 3.1 The estimate is based on competitive bid situations, with a minimum of 6 (six) general contractor bids.

### **4 ESTIMATE PREPARATION DOCUMENTS**

- 4.1 This Cost Estimate has been compiled from the following documents and information supplied:

#### **DRAWINGS:**

Floor plan & elevation sketches. Exterior & interior photographs.

#### **SPECIFICATIONS/PROJECT MANUAL:**

Historical and Architectural Assessment of the Adam Beaty Farmhouse. Prepared by Stephen Van Wormer, February 11, 1996.



- 4.2 The user is cautioned that significant changes in the scope of the project, or alterations to the project documents after completion of the Cost Estimate can cause major cost changes. In these circumstances, ECM should be notified, and an appropriate adjustment made to the Cost Estimate.

## 5 GROSS FLOOR AREA

- 5.1 The Gross Building Floor Areas are as follows:

House:	First Floor	462 SF
	Second Floor	<u>462 SF</u>
	Total	924 SF
Porch:		1,008 SF

## 6 LABOR RATES

- 6.1 This Cost Estimate is based on current prices for the San Diego County, California area. Subcontractor's overhead and profit is included in each line item unit price. The general contractor's overhead and profit is detailed on the estimate summary pages.

## 7 PERCENTAGE ADDITIONS TO THE ESTIMATE

- 7.1 GENERAL CONDITIONS:

An allowance for Contractor's General Conditions has been included on the basis of 10% of the sub-total of construction costs.

- 7.2 CONTINGENCY:

An allowance for Contingency (unforeseen conditions) has been included on the basis of 10% of construction costs.

- 7.3 ESCALATION:

The estimate pricing reflects current bid costs.

- 7.4 GEOGRAPHICAL FACTOR:

This Cost Estimate is based on San Diego County, California construction costs. No adjustment is required for geographical location factor.



7.5 MARKET FACTOR:

We do not anticipate that market conditions applying at the projected bidding date for the project will be significantly different from current market conditions. No adjustment is therefore required for Market Factor.

7.6 CONTRACTOR'S FEE:

An allowance of 15% of the construction cost sub-total is included for Contractor's office overhead and profit.

7.7 BONDS:

An allowance of 2% of the construction cost sub-total is included to provide for the cost of Performance and Payment Bonds.

8 SPECIFIC ASSUMPTIONS AND EXCLUSIONS

8.1 SPECIFIC ASSUMPTIONS:

- See estimate summary and detail
- The estimate includes the following code related upgrades:
  - seismic foundation upgrades
  - seismic connections
  - shear walls
  - insulation
  - electrical upgrades

8.2 SPECIFIC EXCLUSIONS:

The following items are specifically excluded from this Cost Estimate:

- Building permits fees and other fees that may be imposed by statutory authorities.
- Site work and site utility upgrades.



ESTIMATE SUMMARY



THE ADAM BEATY HOUSE  
ALPINE, CALIFORNIA

ECM NO. E-392A

ESTIMATE SUMMARY

1.	HISTORICAL REHABILITATION PER ESTIMATE DETAIL	177,588
2.	MOVE EXISTING STRUCTURE, INCLUDING TEMPORARY SHORING & BRACING, MAXIMUM 5 MILES	18,480
TOTAL ESTIMATED CONSTRUCTION COST		<u>\$196,068</u>

ESTIMATE DETAIL



ECM ASSOCIATES, INC.

CSI FORMAT  
CONSTRUCTION COST ESTIMATE

PROJECT: ADAM BEATY HOUSE  
 LOCATION: ALPINE, CALIFORNIA  
 ARCH/ENG: NOT APPLICABLE  
 ESTIMATE: PRELIMINARY  
 DESCRIPTION: HISTORICAL REHABILITATION

ECM NO.: E-392A  
 PREP: I. LEVERTON  
 CHECK: R. MURPHY  
 DATE: 04/22/96  
 GROSS SF: 924

ITEM NO.	ESTIMATE SUMMARY	SQ FT COST	TOTAL COST
1.0000	GENERAL CONDITIONS	13.58	12,544
2.0000	SITE WORK	17.34	16,019
3.0000	CONCRETE	19.09	17,640
4.0000	MASONRY	10.82	10,000
5.0000	METALS	0.00	0
6.0000	WOOD AND PLASTICS	29.48	27,238
7.0000	THERMAL AND MOISTURE PROTECTION	10.19	9,412
8.0000	DOORS AND WINDOWS	11.31	10,450
9.0000	FINISHES	18.87	17,433
10.0000	SPECIALTIES	0.00	0
11.0000	EQUIPMENT	0.00	0
12.0000	FURNISHINGS	0.00	0
13.0000	SPECIAL CONSTRUCTION	0.00	0
14.0000	CONVEYING SYSTEMS	0.00	0
15.1000	PLUMBING *	3.25	3,000
15.2000	FIRE PROTECTION	0.00	0
15.3000	HVAC *	6.22	5,750
16.0000	ELECTRICAL *	9.20	8,500
	TOTAL DIRECT COST	149.34	137,986
17.1000	CONTINGENCY (UNFORSEEN CONDITIONS)	10%	14.93
17.2000	ESCALATION FACTOR	0%	0.00
17.3000	GEOGRAPHICAL FACTOR	0%	0.00
17.4000	MARKET FACTOR	0%	0.00
	SUBTOTAL	164.27	151,785
17.5000	CONTRACTOR'S FEE	2%	3.29
17.6000	BONDS	15%	24.64
	TOTAL ESTIMATED COST	192.20	177,588

\* ITEMS REQUIRED TO PRESENT A FUNCTIONING BUILDING THAT MEETS REQUIRED BUILDING CODES.

## CONSTRUCTION COST ESTIMATE

ECM NO.:

E-392A

DATE:

04/22/96

ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT COST	TOTAL COST
1.0000	GENERAL CONDITIONS				
1.0001	GENERAL CONDITIONS (10%) MOBILIZATION SUPERVISION & SUPPORT EQUIPMENT & SUPPLIES TEMPORARY UTILITIES CLEAN-UP	1	LS	12,544.20	12,544
	SUBTOTAL # 1.0000				12,544
2.0000	SITE WORK				
	DEMOLITION & DISPOSAL EXTERIOR				
2.1001	REMOVE (E) FIBERGLASS SHINGLE SIDING W/ ASBESTOS	652	SF	5.00	3,260
2.1002	REMOVE (E) STUD WALL FRAMING & WDWS/DOOR ENCLOSING PORCH, BATH & BEDROOM	576	SF	1.65	950
2.1003	REMOVE (E) PWD & LT. WT. CONC. FROM EXT. PORCH	624	SF	2.10	1,310
2.1004	REMOVE (E) ALUM. WINDOWS	5	EA	50.00	250
2.1005	REMOVE (E) EXT. DOOR & FRAME	2	EA	75.00	150
2.1006	REMOVE (E) ASPHALT ROOF SHINGLES	509	SF	1.50	764
2.1007	REMOVE (E) COVERED PORCH ROOFING	1,008	SF	1.45	1,462
2.1008	REMOVE (E) VERTICAL WOOD LATTICE	260	SF	1.05	273
2.1009	REMOVE (E) MORTARED FIELDSTONE FOUNDATION & PROVIDE TEMP. SHORING	1	LS	1,100.00	1,100
2.1010	MISC. EXT. DEMOLITION & TEMP. SHORING	1	LS	500.00	500
	INTERIOR				
2.1031	REMOVE (E) FLOOR & CLG FINISHES @ ENCLOSED PORCH AREAS	384	SF	2.50	960
2.1032	REMOVE (E) LINOLEUM FLOORING	231	SF	1.50	347
2.1033	REMOVE (E) CARPET	693	SF	1.10	762
2.1034	REMOVE (E) GYP. BD., CEILING	509	SF	1.20	611
2.1035	REMOVE (E) PLASTER CEILING	231	SF	1.60	370
2.1036	REMOVE (E) GYP. BD., WALL	1,052	SF	0.90	947
2.1037	REMOVE (E) LIVING ROOM CEILING MOLDINGS	61	LF	1.50	92
2.1038	REMOVE (E) KITCHEN BASE & CEILING MOLDINGS	122	LF	1.50	183
2.1039	REMOVE (E) BEDROOM BASEBOARD	122	LF	1.05	128



## CONSTRUCTION COST ESTIMATE

ECM NO.:

E-392A

DATE:

04/22/96

ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT COST	TOTAL COST
2.1040	REMOVE (E) DOOR & JAMBS	4	EA	75.00	300
2.1041	REMOVE (E) MODERN CABINETRY	1	LS	200.00	200
2.1042	REMOVE & CAP (E) PLUMBING FIXTURES @ BATHROOM	1	LS	300.00	300
2.1043	MISC. CUT & PATCH	1	LS	800.00	800
	SUBTOTAL # 2.0000				16,019
3.0000	CONCRETE				
	CONCRETE, FOUNDATIONS INCLUDING EXCAVATION & REBAR				
3.1011	SEISMIC UPGRADE OF FOUNDATIONS, UNDER- PIN/PROVIDE & TIE FOOTINGS TOGETHER, PROVIDE TEMP. SHORING	1,470	SF	12.00	17,640
	SUBTOTAL # 3.0000				17,640
4.0000	MASONRY				
4.0001	REBUILD/STRENGTHEN NATIVE STONE PILLAR SUPPORTS	1	LS	6,000.00	6,000
4.0002	PROVIDE REPLICATED STONE PILLAR SUPPORTS WHERE FIELDSTONE FOUNDATION REMOVED	1	LS	4,000.00	4,000
	SUBTOTAL # 4.0000				10,000
6.0000	WOOD AND PLASTICS				
	ROUGH CARPENTRY				
6.1001	ADD SHEARWALL FRAMING/BRACING	1,052	SF	1.75	1,841
6.1002	VERTICAL WALL BOARDS, 12" EXT. WALL WHERE 1ST FLOOR ADDITIONS REMOVED	400	SF	6.00	2,400
6.1003	REPLACE DAMAGED/MISSING 12" WIDE VERT. WALL BOARDS (25%)	263	SF	6.00	1,578
6.1004	NEW PORCH DECKING	1,008	SF	5.50	5,544
6.1005	REPLACE/REPAIR DAMAGED STRUCTURAL DECK MEMBERS	1	LS	2,000.00	2,000

## CONSTRUCTION COST ESTIMATE

ECM NO.:

E-392A

DATE:

04/22/96

ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT COST	TOTAL COST
6.1006	FILL IN EXT. WALL DOOR OPENING	2	EA	200.00	400
6.1007	REPLACE/STRENGTHEN STRUCT. FLOOR & ROOF MEMBERS AS REQUIRED	1	LS	4,000.00	4,000
6.1008	PROVIDE SEISMIC HARDWARE FOR WALL/ROOF, WALL/FLOOR & FLOOR/FOUNDATION CONNECTIONS	1	LS	2,250.00	2,250
	FINISH CARPENTRY				
6.2001	REINSTALL DECORATIVE POST BRACKETS	1	LS	300.00	300
6.2002	REPLICATE MISSING POST BRACKETS	1	LS	800.00	800
6.2003	REPLICATE PORCH RAILING	56	LF	40.00	2,240
6.2004	REPAIR (E) PORCH RAILING	102	LF	10.00	1,020
6.2005	KITCHEN BASE BOARD	61	LF	5.00	305
6.2006	BEDROOM BASE BOARD	122	LF	5.00	610
6.2007	REPLICATED KITCHEN CABINETRY	1	LS	1,200.00	1,200
6.2008	MISC. FINISH CARPENTRY - TRIM	1	LS	750.00	750
	SUBTOTAL # 6.0000				27,238
7.0000	THERMAL & MOISTURE PROTECTION				
	INSULATION				
7.2001	BATT ROOF INSUL., R-30	509	SF	0.75	382
7.2002	BATT WALL INSUL., R-19	1,052	SF	0.60	631
	ROOFING MATERIAL				
7.3001	RE-ROOF W/REPLICATE ROOFING	509	SF	5.75	2,927
7.3002	RE-ROOF COVERED PORCH	1,008	SF	4.00	4,032
	SHEET METAL				
7.4001	FLASHING	188	LF	5.00	940
	CAULKING & SEALANTS				
7.6001	CAULKING	1	LS	500.00	500
	SUBTOTAL # 7.0000				9,412
8.0000	DOORS AND WINDOWS				
	WOOD DOORS & FINISH HARDWARE				
8.2001	EXTERIOR WOOD DOOR, JAMBS & HDWE	2	EA	1,100.00	2,200
8.2002	INT. WOOD DOOR, JAMBS & HDWE	2	EA	750.00	1,500



## CONSTRUCTION COST ESTIMATE

ECM NO.:

E-392A

DATE:

04/22/96

ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT COST	TOTAL COST
WINDOWS					
8.4001	REPAIR/RESTORE (E) WDW FRAMES & GLAZING	4	EA	500.00	2,000
8.4002	NEW WOOD WDW & GLAZING	5	EA	950.00	4,750
	SUBTOTAL # 8.0000				10,450
9.0000 FINISHES					
GYPSUM BOARD, FUR & STUD					
9.2001	GYP. BD. 5/8", INT. OF EXT. WALL	1,052	SF	1.10	1,157
9.2002	GYP. BD. 5/8", CEILING @ BEDROOM	509	SF	1.20	611
WOOD FLOORING					
9.6001	REPAIR/REPLACE WOOD FLOORING	924	SF	6.00	5,544
PAINTING					
EXTERIOR					
9.9101	STRIP & PAINT EXT. WOOD SIDING	1,052	SF	1.15	1,210
9.9102	PAINT EXT. PORCH DECKING	1,008	SF	0.85	857
9.9103	STRIP & PAINT EXT. PORCH SOFFIT	1,008	SF	1.30	1,310
9.9104	STRIP & PAINT PORCH RAILING & POSTS/ BRACKETS	158	LF	6.00	948
9.9105	PAINT EXT. DOOR & FRAME	2	EA	75.00	150
9.9106	PAINT WDWS	9	EA	75.00	675
9.9107	MISC. EXT. PAINTING	1	LS	500.00	500
INTERIOR					
9.9021	PAINT GYP. BD. WALLS	1,675	SF	0.75	1,256
9.9022	PAINT GYP. BD. CEILING	509	SF	0.80	407
9.9023	STRIP & REPAINT/REFINISH WOOD CEILINGS	462	SF	1.15	531
9.9024	REFINISH WOOD FLOOR	924	SF	1.10	1,016
9.9025	STRIP & REPAINT WOOD WAINSCOT @ STAIR	100	SF	1.05	105
9.9026	PAINT INTERIOR DOOR & FRAME	2	EA	50.00	100
9.9027	PAINT BASE BOARD	244	LF	1.05	256
9.9028	STRIP & REPAINT STAIRS & RAILING	1	LS	300.00	300
9.9029	MISC. INT. PAINTING - CABINETS, TRIM	1	LS	500.00	500
	SUBTOTAL # 9.0000				17,433

ECM ASSOCIATES, INC.

## CONSTRUCTION COST ESTIMATE

ECM NO.:

E-392A

DATE:

04/22/96

ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT COST	TOTAL COST
15.0000	MECHANICAL				
15.1000	PLUMBING				
15.1001	REPAIR/REPLACE PLUMBING, INSULATE PIPING	1	LS	3,000.00	3,000
	SUBTOTAL # 15.1000				3,000
15.3000	H.V.A.C.				
15.3001	PROVIDE/UPGRADE HEATING	1	LS	5,750.00	5,750
	SUBTOTAL # 15.3000				5,750
16.0000	ELECTRICAL				
16.0001	RE-WIRE ELECTRICAL SYSTEM & REPAIR/ REPLICATE FIXTURES AS NECESSARY	1	LS	8,500.00	8,500
	SUBTOTAL # 16.0000				8,500



**ATTACHMENT 3**

**CORRESPONDENCE WITH THE  
ALPINE HISTORICAL SOCIETY AND ALPINE PLANNING GROUP**

**BUD GRAY AND ASSOCIATES**

5360 JACKSON DRIVE, STE 220

LA MESA, CA 91942-3040

TELEPHONE (619) 461-4160

FAX (619) 589-8451

April 23, 1996

Mr. Ron May  
Department of Planning and Land Use  
5201 Ruffin Road, Suite 220  
San Diego, CA 92123-1666

RE: T.M. 5085

Dear Ron:

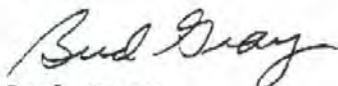
The enclosed letters will document our continuing effort to obtain a response from the Alpine Historical Society regarding their interest in the Adam Beaty Farmhouse.

We attended a community meeting at the Stagecoach Cafe on Friday, April 19, 1996 where Mr. Albert Simonson gave a presentation to the Alpine Historical Society on the status of the farmhouse. One of the questions raised that I couldn't answer was, if a site could be found to relocate the farmhouse, what would be the County requirements of Mrs. Jenney and what would be the County requirements of the Alpine Historical Society? If you could help us understand the County requirements, it would help a great deal.

I have asked Mr. Simonson to provide us a letter of interest from the Historical Society but he wants to see the cost estimate for restoring and moving the farmhouse before they make any commitments to take the house. We will have the cost estimate report completed by ECM Associates, Inc. this week and the report will be forwarded to you as soon as we receive it. ECM credentials are quite impressive as you can see from the enclosed client list.

I appreciate your continued assistance with our project.

Yours truly,



Bud Gray

Enclosure



April 26, 1996

TO: Bud Gray FAX 589-8451  
cc: Carlette Anderson FAX 445-5716

FROM: Albert Simonson

Dear Bud:

Thanks for your 4/19 letter requesting a recommendation from our Historical Society regarding Mrs. Jenney's house. I want to be completely clear on what the county wants; then I can draft proposed recommendation for our board to vote on. I think there is consensus that:

1. The original portions of the house are of architectural and local historic significance.
2. The house is amenable to relocation and restoration.
3. The Society hopes to be able to use the house for storage and display of archival material, as well as for the promotion of culture, youth programs and tourism.
4. The Society is working with individuals and the Alpine Chamber of Commerce to make public the availability of the house and to evaluate the feasibility of several tentative options, assuming that the house cannot be relocated within the project site:
  - a. Temporary (and possibly permanent) placement and display at Alpine Lumber, while grants and donations are sought.
  - b. Relocation to an offered site on Alpine Boulevard, west of town
  - c. Relocation to an all-volunteer outdoor museum at the SE corner of the I-8 Japatul Road intersection.
  - d. Relocation to any private property where the house would be visible from public roads, if the exterior appearance would be consistent with its historic use. You indicate that the house need not be open to the public. If it is not used for commercial or residential purposes, then code requirements should be minimal. This option is viewed by our society as a poor solution, but achievable and acceptable. The Findel/Nichols property on South Grade Road is a possibility.
  - e. Our Society is in escrow to acquire an historic doctor's office and lot at Tavern Road and Huey Lane. Possible the house could be relocated there, with the existing structure used as a caretaker's home. We need to determine if the county would permit such nonresidential use, without utilities.
  - f. Relocation to site on Tavern Road now being negotiated by the Trust for Public Land, and the Community Coalition of Alpine.

That is probably all our board could say at this moment, with the facts at hand. Would that be enough for you?

We understand that the final decision will be made by the owners under guidance by the county. I think we all agree that any resolution will be preferable to demolition and we are committed to presenting viable recommendations to you and the county



copy

## BUD GRAY AND ASSOCIATES

5360 JACKSON DRIVE, STE 220  
LA MESA, CA 91942-3040  
TELEPHONE (619) 461-4160  
FAX (619) 589-8451

March 29, 1996

Mr. Jim Hunter  
Alpine Planning Group  
P.O.Box 19  
Alpine, CA 91903

RE: Kathrine Jenney Project (T.M.5085)

Dear Jim:

I have been asked by County staff to contact several groups regarding the feasibility of relocating the old caretaker's house on Kathrine Jenney's property at 2917 Tavern Road. As you may recall, Kathrine has formed a partnership with a local builder, Mr. Ted Christensen, to build a subdivision on part of her property. The subdivision is for 34 lots with a minimum size of 2 and 4 acres per lot. The Alpine Planning Group recommended approval of the subdivision on January 25 of this year, but our application has not been deemed complete until we satisfy County staff regarding the historical significance of the caretaker's house.

This house has been researched by a historical expert and his conclusion is that the structure is of major historical, but not architectural, importance. The architecture has been compromised to a significant degree by numerous additions and alterations to the building. The house is in very poor repair and has not been maintained by the various occupants.

The enclosed report prepared by Mr. Stephen R. Van Wormer recommends that large format archival quality photo documentation be made of the building. If the building is demolished, a detailed architectural analysis and report is recommended to document the structural evolution of the building.

County staff wants to know if anyone would be interested in taking the building and relocating it to an appropriate site in Alpine? If so, does your organization have a suitable site and resources to restore the building to its original condition. Also, would the building be maintained and made available for public tours?

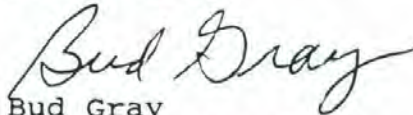
We have contacted the President of the Alpine Historical Society and a walk through is scheduled with Mr. Simonson this week. His organization will give us a letter shortly.



Mr. Jim Hunter  
March 29, 1996  
Page 26

I would appreciate a response or a call if your group has an interest in this building. If you have any questions, please call me at 461-4160. I would appreciate hearing from you.

Yours truly,

A handwritten signature in cursive script that reads "Bud Gray".

Bud Gray  
Planning Consultant

cc: Mr. Ron May, County Planning Department  
Mr. Richard Carrico, Brian Mooney and Associates

copy**BUD GRAY AND ASSOCIATES**

5360 JACKSON DRIVE, STE 220  
LA MESA, CA 91942-3040  
TELEPHONE (619) 461-4160  
FAX (619) 589-8451

April 19, 1996

Mr. Albert Simonson  
P.O. Box 1374  
Alpine, CA 91903

RE: April 18 Letter

Dear Mr. Simonson:

I received your letter dated April 18 regarding the Jenney project. I appreciate the effort that you and other members of the Alpine Historical Society are making to respond to our request for a recommendation to the County regarding the farmhouse.

With respect to the artifacts on site, the property was surveyed in 1978 by Richard Carrico and an archaeological report was prepared and filed with the County Planning Department. The area containing artifacts is protected by an archaeological easement that Mrs. Jenney granted to the County of San Diego.

I also asked County staff whether the house has to be open to the public if it is moved off site and the reply was no it does not.

I also checked with Richard Carrico and Steve Van Warmer on your question regarding the National Archives and they said that the research did not include an inquiry to the National Archives because there was adequate information available locally to establish who built the house and that the house was of historical significance and this met the requirements for the report. Steve indicated that there are always dozens of other questions that could be addressed, however, the study met the objective and therefore, in his opinion, it is complete. To continue the investigation may improve the accuracy of the report but at added expense and time delay.

We are at the point in the subdivision process with the County where they really need a letter from the Alpine Historical Society on whether you are interested in the building? If we could ask for your help on that basic question, it would help us move the project along in the process.

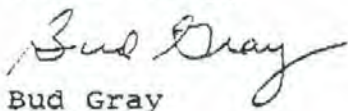


Albert Simonson  
April 19, 1996  
Page 2

As it stands right now, the project cannot move forward until County staff obtains a recommendation from the Alpine Historical Society. Once you have made a recommendation, then the County will prepare the necessary documents to officially start the public review period for the project which is required before the Planning and Environmental Review Board can approve the tentative subdivision map. Even after approval of the tentative map, it will take approximately 6 months to prepare the improvement plans and the final subdivision map for approval by the Board of Supervisors.

We have been working on this project with the County for over two years to get to this point. Anything that you can do to help us reach the next step would be greatly appreciated.

Yours truly,

  
Bud Gray